

045.0

0005

0005.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

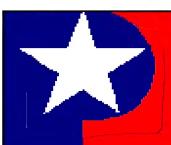
Total Card / Total Parcel

USE VALUE:

1,154,500 / 1,154,500

ASSESSED:

1,154,500 / 1,154,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
2		BELTON ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	BLALACH STANLEY	
Owner 2:		
Owner 3:		
Street 1:	2 BELTON ST	
Street 2:		

Twn/City: ARLINGTON

St/Prov:	MA	Cntry	Own Occ:	N
Postal:	02474		Type:	

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

**NARRATIVE DESCRIPTION**

This parcel contains .167 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1928, having primarily Brick Veneer Exterior and 3095 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 5 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		7277	Sq. Ft.	Site			0	80.	0.881										510,647						510,600	

Total AC/Ha: 0.16706

Total SF/SM: 7277

Parcel LUC: 105 Three Fam.

Prime NB Desc: ARLINGTON

Total: 510,647

Spl Credit

Total: 510,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

 APPRAISED: 1,154,500 / 1,154,500  
 USE VALUE: 1,154,500 / 1,154,500  
 ASSESSED: 1,154,500 / 1,154,500

User Acct	31913
GIS Ref	
GIS Ref	
Insp Date	11/03/16
13829!	

**USER DEFINED**

Prior Id # 1:	31913
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/29/21	23:39:25
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>						<b>SKETCH</b>											
Type:	13 - Multi-Garden		Full Bath:	2	Rating:	Average		SHOWER STALL IN BMT AND SINK. FIRE DAMAGE 7/12/2015.																		
Sty Ht:	2A - 2 Sty +Attic		A Bath:	1	Rating:	Poor								27												
(Liv) Units:	3 Total: 3		3/4 Bath:		Rating:																					
Foundation:	3 - BrickorStone		A 3QBth:		Rating:																					
Frame:	1 - Wood		1/2 Bath:		Rating:																					
Prime Wall:	8 - Brick Veneer		A HBth:		Rating:																					
Sec Wall:		%	OthrFix:	2	Rating:	Fair																				
Roof Struct:	2 - Hip		<b>OTHER FEATURES</b>																							
Roof Cover:	1 - Asphalt Shgl		Kits:	2	Rating:	Average		1st Res Grid Desc: Line 1 # Units 2																		
Color:	BRICK		A Kits:		Rating:			Level FY LR DR D K FR RR BR FB HB L O																		
View / Desir:			Fpl:	2	Rating:	Average		Other																		
<b>GENERAL INFORMATION</b>						WSFlue:		Rating:			Upper															
Grade:	C - Average		<b>CONDOS INFORMATION</b>						Lvl 2																	
Year Blt:	1928	Eff Yr Blt:							Lvl 1																	
Alt LUC:									Lower																	
Jurisdct:	G18	Fact:							Totals RM: 15 BR: 5 Baths: 2 HB																	
Const Mod:																										
Lump Sum Adj:																										
<b>INTERIOR INFORMATION</b>						<b>DEPRECIATION</b>						<b>REMODELING</b>						<b>RES BREAKDOWN</b>								
Avg Ht/FL:	STD		Phys Cond:	GD - Good	18. %	Exterior:	No Unit	RMS	BRS	FL																
Prim Int Wal	2 - Plaster		Functional:		%	Interior:	2	6	2																	
Sec Int Wall:		%	Economic:		%	Additions:	1	3	1																	
Partition:	T - Typical		Special:		%	Kitchen:																				
Prim Floors:	3 - Hardwood		Override:		%	Baths:																				
Sec Floors:		%	Total:	18.6 %		Plumbing:																				
Bsmnt Flr:	12 - Concrete		<b>CALC SUMMARY</b>						Electric:																	
Subfloor:			<b>COMPARABLE SALES</b>						Heating:																	
Bsmnt Gar:			Basic \$ / SQ:	180.00		Rate	Parcel ID	Typ	Date	Sale Price	Totals	General:														
Electric:	3 - Typical		Size Adj.:	1.02580523																						
Insulation:	2 - Typical		Const Adj.:	1.02979398																						
Int vs Ext:	S		Adj \$ / SQ:	190.146																						
Heat Fuel:	2 - Gas		Other Features:	138685																						
Heat Type:	5 - Steam		Grade Factor:	1.00																						
# Heat Sys:	3		NBHD Inf:	1.00000000																						
% Heated:	100	% AC:	100	NBHD Mod:																						
Solar HW:	NO	Central Vac:	NO	LUC Factor:	1.00																					
% Com Wal		% Sprinkled		Adj Total:	784982																					
				Depreciation:	146007																					
				Depreciated Total:	638975																					
<b>MOBILE HOME</b>						WtAv\$/SQ:	AvRate:	Ind.Val																		
Make:																										
Model:																										
Serial #:																										
Year:																										
Color:																										
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 045.0-0005-0005.0												<b>IMAGE</b>								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
3	Garage	D	Y	1 19X20	A	AV	1928		21.58	T	40	105			4,900		4,900									
More: N						Total Yard Items:			4,900	Total Special Features:									Total:	4,900	<b>AssessPro Patriot Properties, Inc</b>					